

SECTION 2 NON-RESIDENTIAL DISTRICTS

11.01 I - INDUSTRIAL DISTRICT

11.02 GENERAL PURPOSE AND DESCRIPTION:

The I - Industrial District is intended primarily for uses in the conduct of light manufacturing, assembling and fabrication, and for warehousing, wholesaling and service operations that do not depend upon frequent customer or client visits. Such uses do require accessibility to major highways, rail lines or other means of transportation.

11.03 PERMITTED USES:

The following uses are permitted in the I - District, provided that such manufacturing or industrial operation shall not disseminate dust, fumes, gas, noxious odor, smoke, glare, or other atmospheric influence beyond the boundaries of the property on which such use is located and which produces no noise exceeding the average intensity of noise of street traffic at that point and provided that such use does not create fire hazards on surrounding property.

1. Those uses specified in Article VI, Section 3 (Schedule of Uses)
2. Industrial and manufacturing plants including the processing or assembling of parts for production of finished equipment where the process of manufacturing or treatment of materials is such that no dust, odor, gas, smoke or noise is emitted and not more than twenty percent (20%) of the lot or tract is used for the open storage of products, materials, or equipment, all of which shall be screened from adjoining properties or streets.
3. A "high risk or hazardous industrial use" is permitted by specific use permit only. In this section, "high risk or hazardous industrial use" means any industrial use whose operation, in the opinion of the Fire Chief, involves a much higher than average risk to public health and safety. These uses include but are not limited to facilities where significant amounts of radiation, radioactive materials, highly toxic chemicals or substances, or highly combustible or explosive materials are present, used, produced, stored, or disposed of.
4. Such uses as may be permitted under provisions of Specific Use Permits, Article III, Section 3 (2.01).

11.04 AREA REGULATIONS:

A. Size of Yards:

1. **Minimum Front Yard** - Twenty-five feet (25')
2. **Minimum Side Yard** - Fifteen feet (15'); twenty-five feet (25') on a corner lot
3. **Minimum Rear Yard** - Thirty feet (30')
4. **Additional Setback** - For structures requiring railroad access, setback requirements from the centerline of the railroad right-of-way shall be in accordance with applicable State law

B. Size of Lot:

1. **Minimum Lot Area** - Seven thousand (7,000) square feet
2. **Minimum Lot Width** - Sixty feet (60')
3. **Minimum Lot Depth** - One hundred feet (100')
- C. **Maximum Height** – No maximum
- D. **Maximum Lot Coverage:** Eighty percent (80%)
- E. **Other Regulations:**
 - A. As required by:
 1. Off-Street Parking Requirements, Article IV, Section 4
 2. Special and Additional Supplementary Regulations, Article IV, Section 9
 3. Accessory Building and Use Regulations, Article IV, Section 7
 4. Site Plan Approval, Article IV, Section 1
 5. Landscape Requirements, Article IV, Section 2
 6. Screening Fence and Wall Standards, Article IV, Section 5
 7. Lighting and Glare Standards, Article IV, Section 6
 - B. No permanent use of temporary dwellings, such as travel trailers or mobile homes, may be used for on-site dwelling purposes.

11.05 **COMPLIANCE WITH STATE LAW AND FEDERAL LAWS**

No uses shall be allowed which are prohibited by State law or which operate in excess of State or National environment or pollution standards as determined by the U.S. Environmental Protection Agency, Texas Air Control Board, Texas State Department of Health, or the Texas Water Commission, as the case.